



Proposed Homeless Accommodation Centre

Lord Street, Manchester

Consultation

MCR and Manchester Homeless Partnership would like to invite you to an online public consultation event where you can have your say on the draft proposals for a proposed Homeless Accommodation Centre.

We very much regret that due to the circumstances surrounding COVID-19, we cannot hold a face-to-face consultation event. However, we are committed to providing this consultation opportunity, even if we can't meet in person. We have therefore provided this presentation to ensure neighbours understand our proposals.

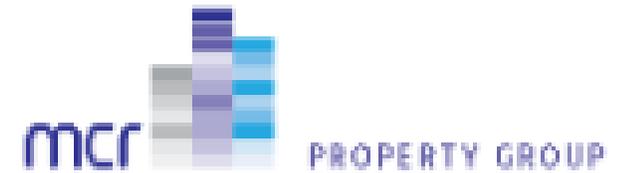
Your comments will help us to develop our final scheme before the planning application is submitted. The intention is that a planning application will be submitted in June 2021 following engagement with key stakeholders, including yourself as a neighbour of the site.

Background

The proposals have been worked up by MCR and the Manchester Homeless Partnership over the past year.

Partners from a variety of organisations working with and for people who are homeless, and including people with personal insight themselves into being homeless, came together to discuss and detail what we believe the city needs from the Lord Street development.

What the centre offers will complement existing provision and not duplicate what's already out there. This proposal should be regarded as an informed framework based upon a wealth of knowledge and expertise within this field.



The Site

Located on the corner of Lord Street and Stocks Street in Manchester to the north of the Green Quarter.

The current building's last use was a broadcasting network and a nail salon.



Overarching aims

This scheme will offer a pathway out of homelessness for **single men with lower support needs**. It will provide high quality, single room accommodation (28 rooms) with 24-hour staffing.

Residents will be supported to **build skills** and address any underlying issues before being supported to **move onto independent private rented tenancies**.

People will be linked into other **support services** including health and skills services and there will be support to enable people to move into employment.

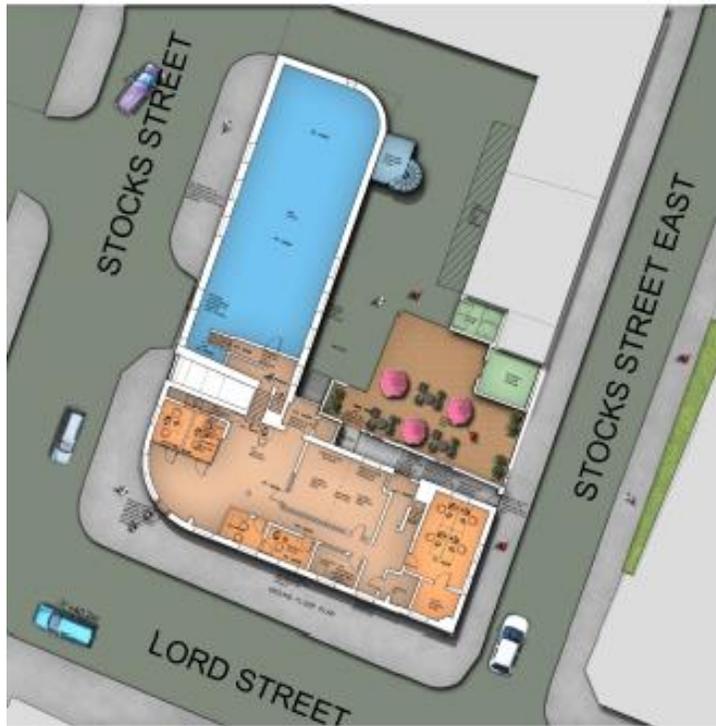
This project supports the vision of the Manchester Homeless Partnership which aims to work toward **ending homelessness** in Manchester and specifically that:

“Everyone who is homeless should have a **safe, secure home**, and if needed, an **appropriate level of support** to create a good quality of life”

and the development of the project has involved co-production which is key value and aim of the Manchester Homelessness Partnership.



Layout



Ground Floor



First Floor



Second Floor

Proposed Plans

Ground Floor

A new entrance will be provided on the corner of Lord Street. This will lead to a reception area which has access to interview rooms, flexible breakout areas, a laundry room, visitor WC and staff offices and change facilities.

A separate entrance will be provided to the NHS facility located on Stocks Street.

First Floor

The first floor will house the individual rooms for the tenants with each 'arm' of the building also having access to a communal lounge/kitchen area and a separate 'brew area'. The arm which flanks Lord Street also has two accessible/DDA rooms.

A new lift will provide means of access to the first floor level and will allow access to the external amenity area to the rear. The external terrace will be decked with seating areas and access to secure storage and refuse store. The terrace will be located to the rear of the property, within the boundary and walled from the road. This will assist privacy for both the residents and local occupants/passers by.

There is an alternative entrance at the rear of the building which grants access to the first floor level, via a series of existing steps adjacent to the new outdoor terrace/amenity area and service yard. A new lift is proposed from this area to the rear, to facilitate level access, which is at a lower level due to the natural topography of the site.

Second Floor

The second floor will house additional rooms and communal facilities. A new external spiral stair, for escape purposes is proposed at 2nd floor level to meet building regulations.

Scale and Massing

The proposals are for the retention and re-development of two existing buildings and the demolition of a small standalone building in the courtyard of the existing site. It is not proposed to increase the scale or massing on the site, therefore matters of scale and massing are limited to the removal of the existing standalone building to the rear.

Spaces: Accommodation

The rooms provided will be single bedrooms with en-suite facilities to provide privacy and dignity for the occupants. This will also help ensure that the accommodation is COVID secure.

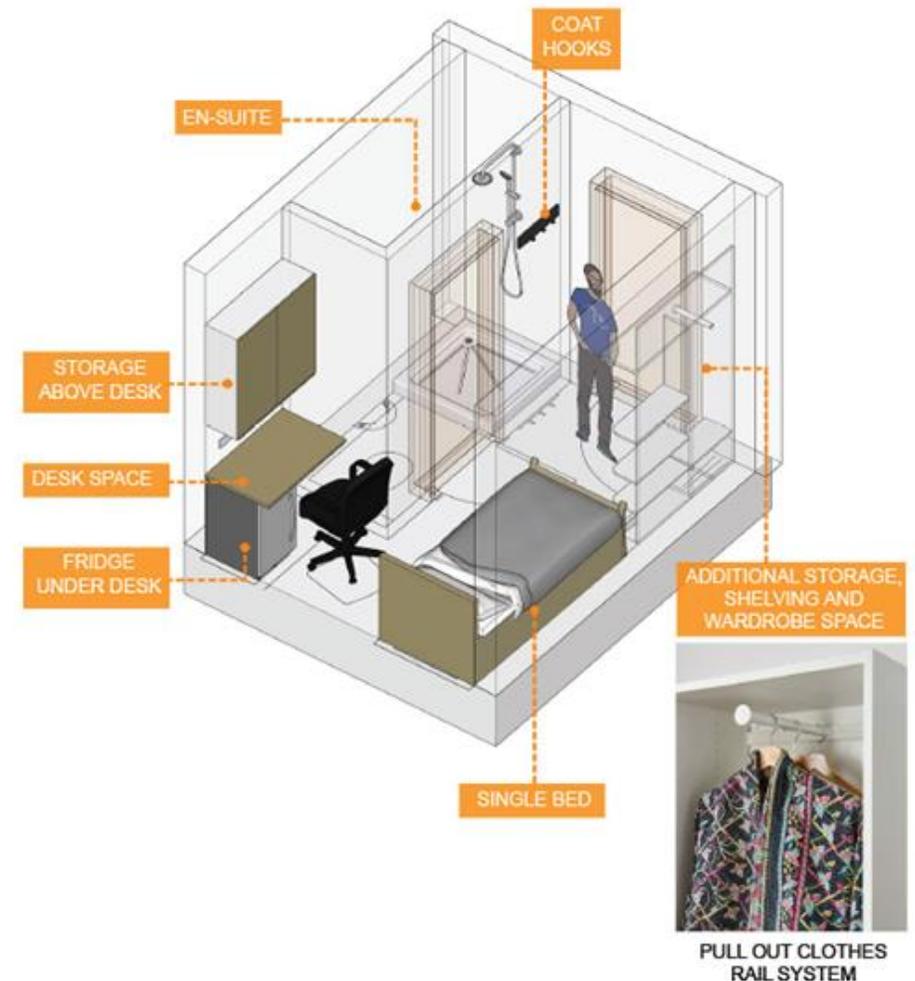
Typical bedrooms are designed to be self sufficient for the user. It provides a bed, fridge, desk, WC and Shower facilities for the user, as well as providing storage space for additional storage and valuables.

Communal spaces will be able to be used effectively for group work as well as living spaces, with TV's in the lounges, relaxing space.

Kitchen/diners will also be provided on each floor where residents can prepare and eat their own meals.

Cleaning cupboards and materials, linen cupboards will be provided on each floor for easy access for the staff.

There will be a residents' garden to the rear of the property, within the boundary and walled from the road. This will assist privacy for both the residents and local occupants/passers-by.



Service Model

This project will be based around three general areas of support:

1. **A psychologically informed, high quality environment:** The building will be fully refurbished to provide a psychologically informed environment including a welcoming reception area, individual personal space, communal space to enable people to socialise and meetings rooms to provide private space for people to meet with their workers.
2. **Support to move towards independence:** Each resident will have a key worker who will help them to build on their strengths, positive social networks and skills and to address any underlying issues which have contributed to their homelessness including financial, legal or health issues.
3. **Move on to independent accommodation and employment:** As soon as people are ready they will be supported to move on into independent private rented accommodation. This will ensure that they don't get institutionalised into living in a hostel environment.

Support and Services

On and off-site services will be available to serve the residents of the centre. The services provided on-site will be provided on the ground floor of the building with the accommodation sitting higher and above in the building.

The support and services on offer will include:

- **Meeting Rooms** will be provided on-site that can be used by residents and a variety of partner organisations. Links and partnerships will be developed with support services and meeting rooms will be available for other services to meet with residents on site if appropriate.
- **Move-on Pathway** Workers will meet with residents, help identify their accommodation and support needs and prepare move-on plans. The move on accommodation will be provided by or sourced by MCR through their links in the property sector. People will be provided with resettlement support to ensure that the move is sustainable.
- **IT access space** which residents can use to make applications for housing, welfare benefits, reconnect with family and friends and find out about the area they are moving on to.

- **Support Workers** The centre will provide key support workers on duty. Support workers will provide general support and assistance to residents, including around: welfare benefits claims etc. Residents will be supported to access other services (eg: benefits advice, social care) as needed including GP's, CGL and the HMHT as appropriate.
- **Skills and Employment** People will also be encouraged to build their skills, confidence and self-esteem and to make good use of their time. The project will work in partnership with the Booth Centre, which is just a 5-minute walk away, where people will be able to go during the day to access art, sport, education and volunteering programmes and also to access their Employment Programme and Job Club.

Operation & Management

Refurbishment: MCR will refurbish the building to provide a state of the art facility, complying with all planning requirements.

Management: MCR will assign the management of the project to SSG, through a 5-year management agreement. SSG are a well-established and respected provider of supported accommodation for people who are homeless in Manchester. They currently have contracts with Manchester City Council to run Kashmir House, a 17 room hostel in Cheetham Hill, with a 8 unit step-down accommodation and a 57 room A Bed Every Night emergency accommodation provision at the Muslim Heritage Centre in Whalley Range.

MCR and SSG are also in discussion and have a framework agreement in place with Arawak Walton Housing Association. SSG and Arawak Walton between them will ensure that systems are in place, which data and information governance are to a high standard.

Funding: Housing benefit will be claimed. MCR aim to ensure that the project is cost neutral to the local authority.

Move on accommodation: MCR will provide or source private rented accommodation for people to move onto.

Employment: MCR will use its contacts to provide entry level job opportunities for people. These will be paid at, at least, the Living Wage.

Get in touch

We would welcome your views on this proposal and would encourage you to visit our website to share your views either online by completing the feedback form or sending feedback by **28 May 2021** to:

planningconsultations.uk@avisonyoung.com

Your comments will help us to develop our final scheme before the planning application is submitted. The intention is that a planning application will be submitted in June 2021 following engagement with key stakeholders, including yourself as a neighbour of the site.

If you have any questions, please contact Lauren Neary (Planning Consultant) on **0161 956 4072** or via the above email address.